



Construction Environmental Management Plan (CEMP)

June 2025

23034 Refurbishment to Units 10 & 14, Bridge End Industrial Estate, Egremont

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1	INTRODUCTION
2	PROJECT DETAILS
3	COMMUNICATION
4	ROLES & RESPONSIBILITIES
5	SITE WORKS
6	SITE SETUP
7	TRAFFIC MANAGEMENT
8	ENVIRONMENTAL IMPACTS
9	ECOLOGY

1

INTRODUCTION

This document has been compiled to accompany the planning application for the refurbishment to Units 10 & 14, Bridge End Industrial Estate, Egremont, Cumbria.

The purpose of this Construction Environmental Management Plan (CEMP) is to avoid, minimise or mitigate any effects of construction activities on the environment and surrounding community and:

- Ensure compliance with all applicable legislation and statutory control.
- Ensure conformance with Thomas Graham and Sons Limited Environmental Policy.
- Deliver best practical environmental performance.

2 | PROJECT DETAILS

2.1 PROJECT DESCRIPTION

Refurbishment of Unit 10 and 14 to include two storey link extension to connect existing Unit 10 and 14, including recladding of Unit 10 and formation of new openings to Unit 10 and 14.

2.2 SITE ADDRESS

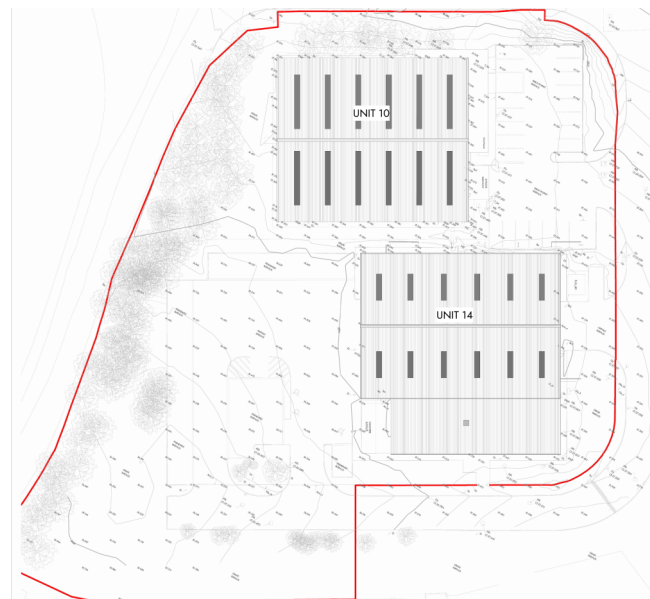
Unit 10 & 14, Bridge End Industrial Estate, Egremont, Cumbria
CA22 2RD

2.3 EXISTING SITE

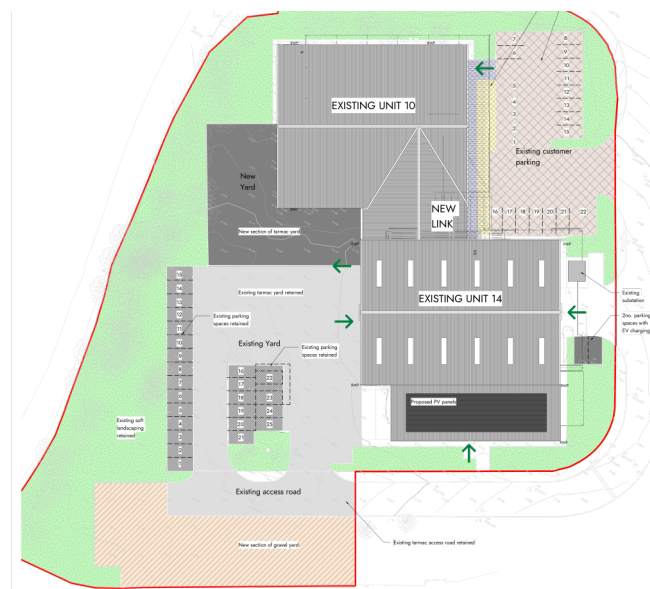
The proposed site currently contains two vacant industrial units, which are located to the south east corner of Bridge End Industrial Estate. Unit 10 is the smaller of the two units, situated to the northern end of the Planning Application site, with Unit 14 being the larger, taller unit which is situated to the southern end of the Planning Application site. Both units have existing car parking areas adjacent to each building and the units are surrounded by landscaping and vegetation. The Units are accessed from Bridge End Road, which is located just off the A595.

2.4 PROPOSED PROJECT

The proposals connect Unit 10 and Unit 14 by the erection of a new, two storey link extension between an unused strip of land between the two units. The extension will allow Thomas Graham and Sons to use the two buildings as one larger unit, which is required to suit the efficiency and space requirements of their business.



Extract from Existing Site Plan



Extract from Proposed Site Plan

3 | COMMUNICATION

3.1 SITE ARRANGEMENTS

Information of all site arrangements including the construction environmental management plan will be communicated to all contractors, sub-contractors, delivery drivers and suppliers.

3.2 SITE INDUCTIONS

Once work starts on site all operatives, subcontractors, delivery drivers and visitors will be given a site induction which will include, but not be limited to, details of the following:

- Site working hours
- Parking arrangements
- Designated pedestrian routes around site
- Delivery times, restrictions and routes to site
- Loading and unloading areas
- Provisions on site for loading and unloading

3.3 NEIGHBOURS

Neighbours and appropriate third parties will be regularly informed of site activities and likely to impact on adjoining properties. The contractors' representatives and the management team will demonstrate a considerate and professional approach and maintain a well-balanced relationship with neighbours and the local public during project execution. Communication will be in the form of personal introductions, letter drops and site notices posted on the site hoarding advising of anticipated events, general progress of the works and any requirements for any abnormal works. Contact details will be included on all communication and out of hours contact arrangements will be in place. Contact details will also be displayed outside the site. All contact details will be regularly reviewed and updated to allow for staff absences and annual leave.

3.4 COMPLAINTS RECORDING

All complaints will be reported and recorded. If a complaint is made in person on the construction site, the site manager will speak with the complainant and identify the problem. If the problem cannot be resolved immediately, the site manager will take the appropriate action and confirm satisfaction from the complainant.

4

ROLES & RESPONSIBILITIES

4.1 DIRECTOR

- Review and approve the Construction Phase Plan.
- Monitor and control the management of the plans to ensure effective implementation.
- Set Safety, Health and Environment (SHE) objectives and review performance against them.
- Determine strategy for achieving SHE objectives and improvements.
- Ensure that works are carried out in a safe manner and that adequate resources are provided to carry out all operations with due regard to SHE and welfare.
- Assist in any regulatory, external or internal audit as required.
- Report any SHE initiatives that they consider could lead to improvement.

4.2 CONTRACT MANAGERS

- Ensure that workplaces under their control are adequate with respect to health, safety, welfare and the environment.
- Ensure, so far as reasonably practicable, that a suitable project specific Construction Phase Plan is prepared and implemented.
- Make appointments where necessary e.g. Site Health & Safety Supervisor, Project Environmental Co-ordinator, Fire Wardens etc.
- Ensure, so far as reasonably practicable, employees and contractors are competent.
- Recommend training needs to suit individual and workplace requirements.
- Ensure that a mechanism is in place for effective consultation with employees and contractors.
- Hold regular meetings with the project team to review SHE issues.
- Review project management systems at regular intervals to ensure continued suitability and effectiveness.
- Report to the client on SHE matters as required.

- Provide regular reports on the effectiveness of the Construction Phase Plan to the Directors.
- Assist in any regular, external or internal audit as required.
- Report any SHE initiatives that they consider could lead to improvements.

4.3 SITE MANAGERS

- Organise and implement the provision and maintenance of a working environment and systems of work that are, as far as is reasonably practicable, safe and without risk to human health or the environment.
- Ensure that adequate monitoring and supervision arrangements are maintained and clearly defined areas of responsibility for contractors are established and implemented.
- Approval of method statements and risk assessments.
- Ensure SHE notice boards display up to date information.
- Assist in any regulatory, external or internal audit as required.
- Report any SHE initiatives that they consider could lead to improvement.
- Provide complete weekly environmental reports as required.
- Provide environmental toolkit talks to site personnel.

4.4 SUPERVISORS

- Be familiar with the Construction Phase Plan and co-operate in its implementation.
- Identify significant safety, health and environment risks connected with their work package/activity.
- Observe all environment requirements and be respectful to the environment.
- Report any SHE initiatives that they consider could lead to improvement.
- Conduct regular SHE inspections.
- Report all potential/actual SHE risks to their supervisor as soon as possible.
- Assist in any regulatory, external or internal audits as required.
- Report any SHE initiatives that they consider could lead to improvement.

4.5 CONTRACTORS

- Be familiar with this plan and the Construction Phase Plan and co-operate in its implementation.
- Report any SHE initiatives that they consider could lead to improvement.
- Manage all SHE risks associated with their work activity in accordance with the site procedures.
- Report all potential/actual SHE risks to their Site Manager as soon as possible.

5

SITE WORKS

5.1 PRELIMINARY PROGRAMME

Works commenced on site in April 2024 and are due to complete by August 2025.

5.2 CONSTRUCTION OPERATING HOURS

Provide details of operating hours: e.g.

No construction work (other than in the case of an emergency or with written approval from the Local Planning Authority) associated with the development shall take place anywhere on the site on any Sunday, officially recognised public holidays, nor at any time other than the following:

- Monday—Friday 08.00—18.00
- Saturday 09.00—13.00

5.3 RISK ASSESSMENTS AND METHOD STATEMENTS

All known SHE hazards and risks will be reviewed at each site and sub-contractor meeting. Risk assessments, method statements and safe working practices are to be prepared in advance of commencement of the operation on site. All risk assessments are to include a reference to known environmental issues.

Risk assessments and method statements will be recorded and retained on site. Where information is insufficient the contractor shall be contacted and a joint review carried out to establish a suitable safe system of work

5.4 SEQUENCE OF WORKS

- Establish site security fencing and compound
- Internal works to existing buildings
- Erection of new link extension
- Recladding of existing buildings
- External works to yard areas.

6

SITE SETUP

6.1 SITE SETUP

Details of the contractors set up, are as follows:

- The Contractors Site office will be located in Unit 14 within the existing office building which will also provide full welfare facilities.
- Contractors parking will be located at the rear of Unit 14, and the front of Unit 10 within the existing car parking areas.
- Contractors material storage location and the waste location will be located at the rear of Unit 14, within the existing car parking area.
- Contractor vehicle access and deliveries will be provided to the rear of Unit 14.



Hazard Identification Plan 1:500



7 | TRAFFIC MANAGEMENT

7.1 ACCESS/MOVEMENT

The proposals are for the refurbishment and extension of an existing building, and the existing site entrance and access roads are already in place. There is sufficient existing pedestrian access/ routes and emergency access/ routes already in place as part of the wider industrial estate.

7.2 DELIVERIES

Deliveries will be provided via the existing industrial estate road network, and will be loaded / unloaded within the Contractor compound. Deliveries will be limited to site operating hours.

7.3 PARKING

There is sufficient on site Contractor parking.

7.4 CONSTRUCTION VEHICLES

Only trained/qualified personnel are to drive and operate construction vehicles, evidence of accredited certificates of competency will be required at induction.

All vehicles are to be inspected and serviced at regular intervals. On-site inspections will be reported to the Site Manager and recorded in the relevant book, held within the SHE system on site.

All plant to be fitted with roll over protection and warning beacons.

Cabbed vehicles to be fitted with 360 degree mirrors and audible reversing as a minimum.

When a vehicle is left unattended, for whatever reason, both during and outside normal working hours, it must be switched off and keys removed to prevent unauthorised use. When not in use machinery is to be returned to designated parking area/ areas.

8 | ENVIRONMENTAL IMPACTS

8.1 ENVIRONMENTAL IMPACTS

The Contractor must manage all risks associated with their work activity. Contractors shall be advised through toolbox talks of this fact and to be vigilant when carrying out works.

In the event of any unexpected discoveries of protected or invasive species that could be impacted by the site activities, works must cease and the discovery must be reported to the site manager and environmental manager. Specialist advice from a suitably qualified ecologist may be required.

In the event that contamination is found at any time when carrying out the development that has not previously been identified, it shall be reported immediately. The site manager should:

- Ensure no further works are carried out within the location of the discovery until authorised to do so by the relevant authorities.
- Segregate the area of the site from other activities.
- Ensure that work restrictions in the area are communicated to all relevant site staff and, if necessary, that the area is highlighted with clear signage.

8.2 POLLUTION CONTROLS

Prior to commencement on site and during the works the following pollution measures should be undertaken:

- Silt traps/sandbags/bunding to be installed and maintained to the satisfaction of the appointed ecologist between the works area and the watercourse to reduce the impact of heavy rain events.
- A buffer zone (of at least 5m) between the works area and the watercourse should be established to the satisfaction of the appointed ecologist.
- Vehicles, fuel containers and other chemicals will not be parked/stored adjacent to the watercourses.
- All topsoil stripped should be stored away from the watercourse (or removed from site).
- Re-fuelling should not be undertaken adjacent to the watercourse.
- Sufficient oil sorbent material (3M Oil-Sorb or similar spill kits) shall be available on site to cope with a loss equal to the total fluid content of the largest item of plant. Following the use of such oil sorbent material, any contaminated materials shall be disposed of in a safe and appropriate manner.

8.3 DUST CONTROL MEASURES

Dust levels will be monitored by the site manager. To prevent damage caused by dust, control measures will include the use of solid panel boundary fencing or the installation of dust/wind netting onto boundary fencing. If applicable, the damping down of surfaces by utilising water bowsters and/or sprinklers during periods of dry weather. Work areas will be damped down if dust is being generated by onsite activities; cutting of blocks and stone to be carried out with water suppression where possible.

8.4 VISUAL IMPACT

The site will be secured using a 2.0m high security fence. The site accommodation will be positioned to avoid privacy issues as much as possible.

8.5 NOISE

All plant equipment used will be fitted with industry standard silencers and care will be taken on site to ensure all noise levels are controlled. Measures will include ensuring that all equipment is turned off when not in use and there is no unnecessary revving/spinning of engines/motors while in use.

In the event of the contractor receiving complaints regarding noise levels on site, the contractor will be requested to collaborate with the Local Authority Environmental Health department to establish acceptable noise levels and adopt mitigation measures in accordance with BS 5228 where required. If it is deemed necessary at this point by Local Authority Environmental Health officers, noise levels will be monitored in line with the guidance contained in BS 7445 (description and measurement of environmental noise).

An assessment on the use of reversing beepers on vehicles will be made and where appropriate a trained signaller/banksman will be employed.

The site manager will monitor noise generally throughout the day to ensure no unnecessary nuisance is experienced to residential amenity and this would include shouting, bad language, radios etc.

8.6 RUBBISH/WASTE

The housekeeping of the site shall be well maintained to prevent litter and dust from material blowing into neighbouring properties. Skips will be regularly emptied; burning of waste material on site will not be accepted. The site is too close to neighbours for this to be practical without causing nuisance.

8.7 WHEEL WASHING

Wheel washing will be carried out to avoid excess soiling of adjacent highways to the full satisfaction of the Local Highway Authority and Police.

Wheel washing will be carried out manually when vehicles are tracking materials off the site onto the road to ensure the highway does not get soiled. In the event of the highway becoming soiled mechanical sweeping of the roads will be undertaken.

8.8 LIGHTING

Certain areas of the site will need to be illuminated for health and safety and security reasons, these areas will (wherever possible) be positioned so as not to affect any neighbouring properties with the lighting positions to shine down and into the site.

Wherever possible lighting should be minimal and directed away from the surrounding trees/hedgerows.

All site operatives will be advised of the ecological significance of the site and be made aware of the environmental working methods required and the potential for bats. The site agent is to ensure that contact details of the appointed ecologist are readily available.

The contractor and site agent will ensure co-operation and communication with the appointed ecologist and ensure the requirements of any watching brief, notification process and requirements of Natural England are adhered to.

The contractor will ensure that the works are progressed in strict accordance with the requirements of the appointed ecologist in respect to pollution control methods and bats mitigation methods.

Specific requirements for bats:

- Any demolition works must be undertaken between November and February.

Adherence to the following awareness measures will ensure that the low risk of disturbance to individual amphibian, badger, brown hare, hedgehog and other individual animals will be reduced:

- Before clearance works commence any areas covered by dense vegetation should be disturbed by hand (or by the contractor walking over and disturbing the ground cover) to alert any animal.
- Limiting de-vegetation and habitat loss within the site as far as possible.
- Tree removal should retain the stumps and vegetation at ground level – these areas should be cleared with care - following a fingertip search at least three days after the main body of the hedge has been removed.
- Equipment, tools or plant associated with the development should be secured, stored away for the overnight period.

- Any open pipes at the end of each working day should be capped off (or stopped) to prevent access by hedgehogs and other small mammals.
- All open excavations left overnight should allow any animal a means of escape if they enter the excavation. This can be achieved by placing a wooden board or plank no less than 0.5m wide and at an angle of no more than 45° or have a similar soil slope in the excavation.
- Open excavations should be checked daily before commencing works.
- All construction materials are to be stacked safely to prevent accidental collapse.
- To prevent the encouragement of pests and scavengers no food wastes are to be deposited on site.
- Works should, where possible, reduce working around sunrise and sunset.
- During works, any lighting on site should be minimal and directed away from the surrounding trees/hedgerows.
- If any bats/birds nests etc are uncovered during the construction works, works should cease immediately and the appointed ecologist notified.
- Standard pollution prevention measures to limit the Zol of the construction works to the site boundary.



01228 515144

ap@architectsplus.co.uk

architectsplus.co.uk